

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, April 5, 2016

8:00 P.M.

Auditorium
Town Hall, 2 Renshaw Road

PUBLIC HEARING

Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016). Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien.

Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016). Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016). Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone).

Continuation of Public Hearing regarding Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Blas Hernandez, 15 Waverly Road. Proposal to raze the existing residence and construct a replacement single-family residence and perform related site development activities within a regulated area. The subject property is located on the east side of Waverly Road approximately 450 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #32-33 in the R-NBD Zone. *PUBLIC HEARING ORIGINALLY OPENED 2/2/2016 AND WAS CONTINUED TO 2/23/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 4/5/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #225-A, Brian & Sheryl Ramsay, 229 Long Neck Point Road. Proposal to remove the existing structures from the property and construct a replacement single-family residence, pool, and spa, and perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road, approximately 2,000 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #11 in the R-1 Zone.

GENERAL MEETING

Discussion, deliberation and possible decisions regarding:

Proposed Amendments to the Darien Zoning Regulations put forth by John Hertz & Robert Wood (COZR #2-2016). Proposing to modify Section 210 (Definitions) and Sections 540 to 550 (3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing) of the Darien Zoning Regulations to define Self Storage Facility and to allow self-storage facilities with associated office, workforce housing, and commuter parking in that zone by Special Permit. *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Proposed Amendments to the Darien Zoning Map (COZM #1-2016) and Proposed Amendments to the Darien Zoning Regulations (COZR #1-2016), put forth by Parklands Office Park, LLC.

Proposal to modify the Darien Zoning Map. The subject properties proposed to be rezoned are:

- Parklands Office Park (#1 and #3 Parklands Drive) - shown on Assessor's Map #35 as Lot #34 - which is proposed to be rezoned from DOR-5, R-1/2 and R-1 to be entirely DOR-1. Parklands Office Park is property 7.9+/- acres in size generally located between the I-95 northbound rest area and properties on the westerly side of Fairmead Road. It is located at the end of Parklands Drive approximately 400 feet south of its intersection with Old Kings Highway North; and
- A portion of State of CT DOT I-95 right-of-way and a portion of the adjacent northbound rest stop property (#1 CT Turnpike East) - shown on Assessor's Map #35 as Lot #36 - which is proposed to be rezoned from DOR-5 to DOR-1; and
- A portion of the Fairmead Road right of way south of #23 Fairmead Road which is proposed to be rezoned from DOR-5 to R-1. This portion of right-of-way is 0.13+/- acres in size and shares its northerly point with the southerly point of #23 Fairmead Road and is 26+/- feet wide and 281+/- long.

Proposal to modify the Darien Zoning Regulations to: modify the definition of Assisted Living Facility (ALF) and to permit senior living facilities in the DOR-1 and DOR-5 zones and make other regulation changes to allow the adaptive re-use and expansion of an office building to be used as an Assisted Living and Memory Care facility (Modifying Section 210 and Sections 701, 703, 705, and 706). *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Subdivision Application #615, Flood Damage Prevention Application #189-A, Land Filling & Regrading Application #372, Michael Nikolas, 2 Silver Lakes Drive. Proposal to subdivide the existing property into two building lots, with association construction of single-family residences and associated filling and regrading and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Approval of Minutes

March 8, 2016 General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.